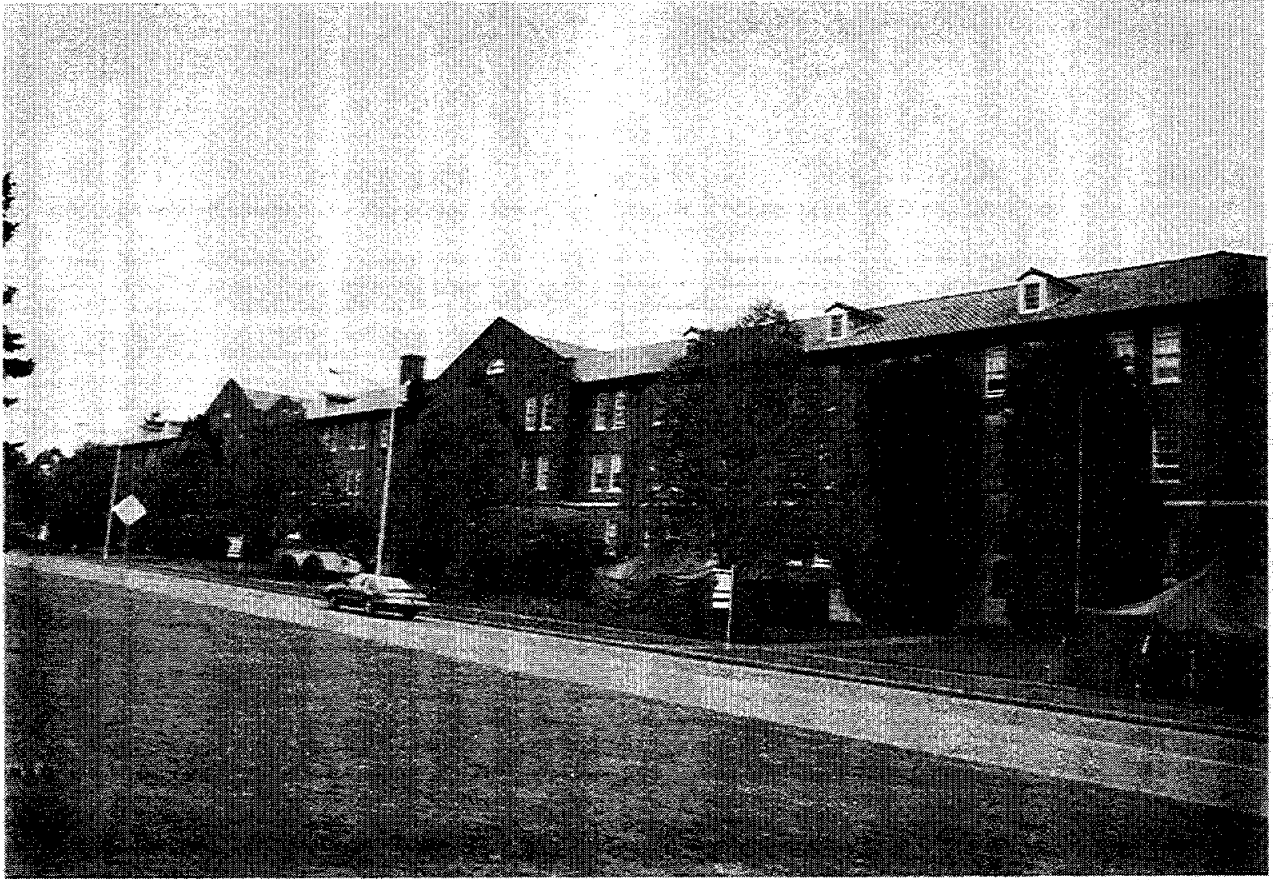


## BUILDING 2026

Building 2026 (formerly 601) was built in 1939 as a barracks and continues to serve this purpose. The three story building is based on standardized Office of Quartermaster General plans with intersecting hipped tile roofs and four rear wings. Although based on and related to the earlier Colonial Revival style seen on post, the building includes an atypical arched and colonnaded brick rear porchway and simplified interior details more related to the Moderne style. Four main entries include decorative stone door surround, with the central two located on protruding gabled pavilions with fan windows. The concrete post-and-slab structural system supports an infill hollow tile and brick wall system.

Building character is established by its overall symmetry, the rhythm of the 6/6 sash windows, the decorative stonework, and the monumental rear porches. Minor but important details include fan windows, decorative wrought-iron railings, and ornamental cast-iron downspout boots and copper gutter system.

The building was modified by a 1974 rehabilitation, which severely modified interior spaces and details and replaced some of the rear exterior doors.



1987 PHOTO

**BUILDING 2026**

# CONDITION SURVEY DATA SHEET

BUILDING 2026

## EXTERIOR ELEMENT

EXISTING  
ORIGINAL FABRIC  
ALTERED FABRIC  
TYPE

NEEDS ATTENTION  
SEE SURVEY NOTE  
SPECIAL ITEM

## REMARKS

### LANDSCAPING

SIGNAGE  
DRAINAGE & GRADING  
LIGHTING  
PLANTING

### FOUNDATIONS

CONCRETE WALL  
CONCRETE PIERS  
SKIRTING

### WALLS

WOOD SIDING  
CONCRETE  
STUCCO  
CONCRETE/STONE FACE  
MASONRY  
PAINT  
WOOD TRIM  
STEEL COLUMNS  
METAL TRIM  
ASBESTOS SIDING

### ROOFS

COMPOSITION  
BUILT-UP  
METAL  
TILE  
FLASHING

### ROOF ACCESSORIES

BELL TOWER  
CLERESTORY  
ATTIC VENTS  
GUTTERS  
SCUPPER BOXES  
DOWNSPOUTS  
MISC. PENETRATIONS

### DOORS

WOOD PANEL  
FLUSH WOOD  
FLUSH METAL  
GLASS LIGHTS  
HARDWARE  
TRANSOM  
WOOD OVERHEAD  
METAL OVERHEAD

### WINDOWS

WOOD DOUBLEHUNG  
WOOD CASEMENT  
GLASS BLOCK  
VINYL  
WOOD VENT/HOPPER  
WOOD DECORATIVE  
WOOD FIXED  
METAL CASEMENT  
METAL AWNING/HOPPER  
METAL DECORATIVE  
SCREENS/BARS

### PORCHES

ROOFED  
ENCLOSED  
CONCRETE STEPS  
WOOD STEPS  
GRANITE STEPS  
BRICK PORCH & STEPS  
METAL RAILING  
WOOD RAILING  
COLUMNS  
ROOF BALUSTRADE

### FIRE ESCAPES

METAL

### CHIMNEYS

MASONRY  
METAL

## CONDITION SURVEY

1. Grade has raised through the years; some drainage towards foundation, but general condition is adequate. Monitor buildup conditions around basement windows; dirt should not crest over sills. Slope planting beds away from foundation.
2. Downspout boots are rusting; need cleaning and repainting.
3. Provide parking curb blocks in rear; vehicle damage evident to some downspouts.
4. Tree/shrub plantings adjacent to building are seriously overgrown and should be replaced after developing a comprehensive landscaping plan.
5. Utility transformer installations should be visually screened.
6. Dumpsters should be segregated from building to avoid mechanical damage to fabric.
7. Indications of open mortar joints along west wall; parapet areas have mortar damage and moss growth, particularly the eastern front parapet. -Needs inspection, repointing, and cleaning.
8. Moss and lichen buildup on entryway stonework behind overgrown trees needs cleaning and mortar inspection.
9. Wall expansion joints separating building subunits have hardened and cracked.
10. Only limited attic ventilation system evident; requires additional inspection and analysis for venting requirements.
11. Northern dormer sash missing; attic is exposed to elements and birds.
12. Copper sheathing and flashing on roof dormers need inspection.
13. Rear porch doors in north end replaced by fire-rated doors affect visual quality and historic consistency since most other doors are original.
14. Most window sash is weathered and needs scraping and repainting; approximately 40% need immediate attention. Worst condition occurs on west side and the rear SE corner.
15. Many window panes have been repaired improperly; major problem is poor and unfinished glazing putty installation.
16. Gable fan window on south front parapet is missing and opening has been partially blocked with plywood.
17. Aluminum screens are structurally inadequate and poorly installed. Plain aluminum also not sensitive to historic character of building.
18. Metal hopper-type basement windows are rusting and some have broken or missing panes.
19. Paint is peeling on porch; some moisture damage evident.
20. Rear porch stairs are painted bright yellow; paint colors should be subdued.
21. Rear fire escapes need additional inspection of connection joints to original porch; design detailing retains moisture with some deterioration evident.
22. Antennas should not be mounted on roof; if absolutely necessary for military communication, they should be consistently located towards rear of building. Remove abandoned antennas and mounting boards from dormers.

## MAINTENANCE AND REPAIR SCHEDULE

- A. IMMEDIATE
- B. 6 MOS. - 1 YRS.
- C. AS FUNDING PERMITS
- \* 6 MOS. - 2 YRS.
- + 2 YRS. - 4 YRS.
- o 5 YRS. - 10 YRS.

**BUILDING 2026**

EXTERIOR ELEMENT	NEE			SEE			MAINTENANCE			REMARKS
	NEE	SEE	SEE	*	+	0	IN H	SEE		
LANDSCAPING										
SIGNAGE		2.5								
DRAINAGE & GRADING	B	2.2			●		●	1, 2	CLEAN SEWER; MONITOR GRACE	
LIGHTING										
PLANTING	B	2.1		●			●	4	PRUNE/FERTILIZE	
FOUNDATIONS										
CONCRETE WALL		3.1			●		●		MONITOR CRACKS/REPAIR	
CONCRETE PIERS										
SKIRTING										
WALLS										
WOOD SIDING										
CONCRETE										
STUCCO										
CONCRETE/STONE FACE										
MASONRY	B	4.2				●		7-9	CHECK MORTAR; CLEAN/REPOINT	
PAINT	B	4.5			●		●	14	INSPECT; PAINT AS NEEDED	
WOOD TRIM					●		●		INSPECT, PAINT AS NEEDED	
STEEL COLUMNS										
METAL TRIM										
ASBESTOS SIDING										
ROOFS										
COMPOSITION										
BUILT-UP										
METAL										
TILE	A				●		●	11	CLEAN/INSPECT	
FLASHING	B	5.4		●			●	12	INSPECT	
ROOF ACCESSORIES										
BELL TOWER										
CLERESTORY										
ATTIC VENTS	C	5.5	5.10					10	EVALUATE VENTILATION	
GUTTERS				●	●		●		CLEAN SPRING/FALL	
SCUPPER BOXES				●	●		●		CLEAN SPRING/FALL	
DOWNSPOUTS										
MISC. PENETRATIONS										
DOORS										
WOOD PANEL		6.1	6.3			●	●		REENISH	
FLUSH WOOD	C		6.7					13		
FLUSH METAL						●	●		CHECK/REPAIR	
GLASS LIGHTS							●		OIL/ADJUST	
HARDWARE						●	●		CHECK/REPAIR	
TRANSOM						●	●			
WOOD OVERHEAD										
METAL OVERHEAD										
WINDOWS										
WOOD DOUBLEHUNG	C	7.1		●			●	15	CHECK OPERATION/CONDITION	
WOOD CASEMENT										
GLASS BLOCK										
VINYL										
WOOD VENT/HOPPER										
WOOD DECORATIVE	A	7.1			●		●	16	CHECK CONDITION	
WOOD FIXED										
METAL CASEMENT				●			●	18	SCRAPE RUST/PAINT AS NEEDED	
METAL AWNING/HOPPER										
METAL DECORATIVE										
SCREENS/BARS	C			●			●	17	SCRAPE RUST/PAINT AS NEEDED	
PORCHES										
ROOFED	B					●		19	INSPECT MORTAR/CONCRETE	
ENCLOSED										
CONCRETE STEPS	C	8.4		●			●	20	FIX SPALLS/RUST	
WOOD STEPS										
GRANITE STEPS										
BRICK PORCH & STEPS										
METAL RAILING				●			●		SCRAPE RUST/PAINT AS NEEDED	
WOOD RAILING										
COLUMNS										
ROOF BALUSTRADE										
FIRE ESCAPES										
METAL	B	8.5		●			●	21	SCRAPE RUST/PAINT AS NEEDED	
CHIMNEYS										
MASONRY						●			CHECK MORTAR; CLEAN/REPOINT	
METAL										

## MAINTENANCE AND REPAIR NOTES

1. **LANDSCAPING**
  - a. Develop comprehensive historic landscape plan.
  - b. Remove overgrown shrubbery and replace.
  - c. Gradually prune other shrubs to smaller forms.
2. **DOWNSPOUT BOOT RUST**
  - a. Scrape and wire brush unit; use naval jelly on severe pockets.
  - b. Rinse thoroughly; prime and repaint with rust-retarding enamel.
3. **PARKING AREAS**
  - a. Provide pinned concrete parking bumpers at least 3 feet from building.
4. **LANDSCAPING**
  - a. Develop comprehensive historic landscape plan.
  - b. Remove overgrown shrubbery and replace.
  - c. Gradually prune other shrubs to smaller forms.
5. **UTILITY TRANSFORMERS**
  - a. Provide brick masonry screen to reduce visual impact.
6. **DUMPSTERS**
  - a. Relocate away from building structure.
  - b. Provide pad and screen or enclosure.
7. **PARAPET AND WALL MORTAR**
  - a. Inspect for open joints and soft mortar.
  - b. Repoint as needed; match original tooling.
  - c. Refer to article on "Brick Masonry Walls".
8. **LICHEN AND MOSS BUILDUP ON WATERTABLE AND DOOR SURROUNDS**
  - a. Apply herbicide.
  - b. Clean residues with water and non-ferrous bristle brushes.
  - c. Inspect mortar condition and repair if necessary.
9. **EXPANSION JOINTS**
  - a. Retain historic architect/structural engineer to design joint replacement.
  - b. Replace deteriorated joint material with urethane sealant if less than 3/4" wide.
10. **ATTIC VENTILATION**
  - a. Inspect attic space to evaluate ventilation system.
  - b. Install additional vents providing cross-flow system.
  - c. New ventilation should not be easily visible.
11. **MISSING DORMER SASH**
  - a. Fabricate new sash to match original type 63.
  - b. Install in dormer.
  - c. Refer to article on "Wood Windows".

**12. DORMER SHEATHING**

- a. Inspect for weather soundness.
- b. Replace deteriorated flashing; refer to "Flashing" article.

**13. DOOR REPLACEMENTS**

- a. Replace as budget and time permit with panel-type units similar to original.

**14. WEATHERED SASH PAINT**

- a. Scrape, fill, and sand.
- b. Replace window putty where loose or missing.
- c. Refer to articles on "Windows" and "Paint".

**15. POOR WINDOW PUTTY JOBS**

- a. Chip out bad putty and scrape surface clean.
- b. Check for adequate glazing points.
- c. Brush wood with linseed oil.
- d. Refer to article on "Wood Windows".

**16. MISSING FAN WINDOW**

- a. Fabricate replacement window following type 67.
- b. Correct any deterioration on existing frame.
- c. Install new window; prime and paint.

**17. ALUMINUM SCREENS**

- a. Replace with wood frame screens or better metal units matching trim color.

**18. RUSTING FOUNDATION WINDOWS**

- a. Scrape, wire brush, and strip windows; use naval jelly on deep pits.
- b. Rinse thoroughly, prime and paint with rust inhibiting enamel.
- c. Install new glass panes in broken/missing areas.

**19. PEELING PAINT/EFFLORESCENCE ON PORCH**

- a. Identify source of water infiltration.
- b. Eliminate moisture source and patch cracks.
- c. Scrape or brush-off loose material and wash thoroughly.
- d. Prime with latex primer-sealer, and repaint.

**20. YELLOW PAINT ON STAIRS**

- a. Strip paint from stairs or repaint using gray color.

**21. FIRE ESCAPE DETERIORATION**

- a. Design protective weatherseal for joint.

**22. ANTENNAS ON BUILDING**

- a. Relocate antennas to attic or freestanding area.
- b. Small military communications antennas may be mounted to rear of building.
- c. Remove all TV antennas and mounting brackets.